

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by Schoharie County Industrial Development Agency (the "Agency") on the 20th day of April, 2016 at 7:00 o'clock p.m., local time, at the Village Hall, located at 309 Main Street in the Village of Middleburgh, Schoharie County, New York in connection with the following matters:

Middleburgh Meadows, LLC (to be formed), a New York limited liability company (the "Company"), has presented an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in five (5) parcels of land containing approximately 11.5 acres located at 4448 State Route 30 and surrounding vacant parcels (currently tax ID #'s 106.7-2-1, 106.7-2-2, 106.11-1-1, 106.11-1-5 and 106.11-1-4 (to be known as 106.11-1-4.1 and 106.11-1-4.2)) in the Town and Village of Middleburgh, Schoharie County, New York (collectively, the "Land"), together with the existing buildings located thereon containing in the aggregate approximately 16,000 square feet of space (collectively, the "Existing Facility"), (2) the reconstruction and renovation of the Existing Facility, (3) the construction on the Land of 2 buildings to contain approximately 20,000 square feet of space and approximately 15 4-unit townhome buildings containing approximately 5,000 square feet of space in each unit (collectively, the "New Facility," together with the Existing Facility to be collectively referred to as the "Facility"), (4) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment") (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to be owned and operated by the Company as a grocery store, miscellaneous retail and residential facility and any directly or indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Schoharie County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, reconstruction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed, renovated and installed by the Agency and will be leased (with an obligation

to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the “Agreement”) requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the “SEQR Act”) regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Ronald S. Filmer, Jr., Chief Executive Officer, Schoharie County Industrial Development Agency, 349 Mineral Springs Road, Cobleskill, New York 12043; Telephone: 518-234-7604.

Dated: March 7, 2016.

SCHOHARIE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

BY: s/Ronald S. Filmer, Jr., Chief Executive Officer